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WARRANTY DEED

FREDERICK A. GEIB of Waterville, County of Kennebec and State of Maine, for consideration paid, grants to STEPHEN F. ROWE and JULIE G. ROWE of Waterville, County of Kennebec and State of Maine, as joint tenants, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a point on the southerly side of Eaton Drive, so-called, in said Waterville, which point marks the northwest corner of Lot No. 36 on a Plan of Cherry Hill Development dated August 29, 1950, and recorded in the Kennebec County Registry of Deeds in Plan Book 17, Pages 34 and 35; thence in a southeasterly direction along the easterly line of Lot No. 35 according to said Plan, a distance of one hundred ninety-eight (198) feet to a point marked by an iron stake; thence in a northeasterly direction a distance of one hundred forty-two and five hundredths (142.05) feet to an iron pin; thence in a northwesterly direction in a line parallel with the easterly line of said Lot No. 35, a distance of one hundred fifty-eight and nine hundredths (158.09) feet to a point on the southerly boundary of said Eaton Drive, which point is marked by an iron pin; thence in a southwesterly direction along the southerly boundary of said Eaton Drive, a distance of one hundred thirty (130) feet to the point of beginning.

Being Lot No. 36 on Plan titled "Lots on Cherry Hill" dated August 29, 1966, by R. G. Knowlton and recorded in the Kennebec County Registry of Deeds in Plan File No. C-83014, filed as a supplement to the Plan of Cherry Hill Development (which Plan shows the above described premises as being partially the premises described as Lot No. 36 and including a part of Lot No. 37) recorded in the Kennebec County Registry of Deeds in Plan Book 17, Pages 34 and 35.

Subject to the conditions, restrictions, limitations, and covenants set forth in a deed from A. Raymond Rogers and Arthur T. Eaton to Silver Lake Realty Co., Inc., dated June 1966 and recorded in the Kennebec County Registry of Deeds in Book 1420, Page 862, and as are further set forth in Affidavits from the said A. Raymond Rogers and Arthur T. Eaton recorded in the Kennebec County Registry of Deeds and as corrected in a deed from Silver Lake Realty Company to Dorothy J. Geib, a/k/a Jane Geib, dated March 12, 1968, and recorded in the Kennebec County Registry of Deeds in Book 1462, Page 869.

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Being the same premises conveyed to Frederick A. Geib by Deed of Distribution by Personal Representative from Frederick A. Geib, Personal Representative of the Estate of Jane Geib, dated January 26, 1998, and recorded in the Kennebec County Registry of Deeds in Book 5538, Page 190.

WITNESS my hand and seal on July 1, 2004.

WITNESS

Frederick A. Geib
FREDERICK A. GEIB

THE STATE OF MAINE
Kennebec, ss.

July 1, 2004

Then personally appeared the above named FREDERICK A. GEIB and acknowledged the foregoing instrument to be his free act and deed.

Before me,

James M. Calabrese
Notary Public

James M. Calabrese
Attorney at Law

Received Kennebec SS.
8/7/04/2004 8:06AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS